

Neighborhood Denny Triangle
Implementor DPD
Matrix A1
Activity *Change the floor area ratios, height limits, bonus provisions and TDR's in DOC-2 to encourage development of housing and jobs.*

A1: 1 of 1 **Sub-Activity** Complete Downtown Zoning Code changes to stimulate new office and housing development.

Sub-Act The following update on Downtown Zoning Changes is taken from the City of Seattle's website, which is part Jason Wachs
Comment(s) of Mayor Greg Nickels' Center City Strategy. 10/25/05

Making Downtown Seattle an active and safe living environment around the clock is a key goal of a proposal to amend downtown zoning regulations. The proposed changes would have a positive impact on building design, residential and commercial growth, and affordable housing.

The Mayor presented his proposal to shape the future of Seattle's greater downtown area and set a new direction for dealing with the significant growth coming to Seattle on Wednesday, May 11, 2005:

The mayor's proposal, part of the Center City Strategy, encourages more housing immediately adjacent to the traditional downtown commercial core, and increases the capacity of the area for new jobs. The changes affect the Commercial Core, Denny Triangle, and portions of Belltown, and respond to calls from the downtown neighborhoods for more housing and jobs.

The proposal will change development regulations in ways that will enhance the best qualities of Downtown districts and also encourage slimmer, more attractive building designs. Redefining the "envelope" of buildable space on Downtown properties should provide more flexibility to designers while also providing reasonable controls on the bulk of buildings.

The changes will continue to provide for residential and commercial growth by encouraging a dense office core surrounded by peripheral areas with more residential and mixed uses. They will also provide more opportunities to gain funding resources for affordable housing, as well as landmark preservation, child care and open space.

The proposal is an essential component of the Mayor's vision for the Downtown commercial core and "Center City." The mayor's Center City Strategy moves Seattle forward on two major policy goals: promoting affordable housing and encouraging 'smart growth' in the city and the region. The proposal provides strong incentives for more residential units in the Center City as well as the potential for a significant increase in funding for affordable housing.

Other benefits of the mayor's proposal include:

It will be good for the environment. By concentrating growth in the urban center, where infrastructure exists, Seattle can help stop urban sprawl in the region. A single 130-unit building downtown is the equivalent of 32 acres in a typical suburban development.

For the first time, new commercial and residential buildings will routinely comply with the basic Leadership in Energy and Environmental Design (LEED) green building rating system. This is a national standard for developing high-performance, sustainable buildings.

It will reduce traffic by locating housing within walking distance to jobs and to buses so people can commute

without cars. It will also improve the air we breathe by reducing automobile pollution.

It will protect our heritage. Incentives will provide more money for historic preservation. The proposal will spur more contributions to affordable housing by removing obstacles to common-sense building design and by providing incentives to build housing units. The new proposal will also produce tens of millions in housing funds, much more than the current code is projected to produce. For the first time, market-rate housing developers who seek bonuses will also contribute to affordable housing.

The Seattle City Council is expected to complete review of the proposal in the early part of 2006.

2004 Priority Summary: TDR/Bonus aspects were completed in prior legislation. Further efforts related to changes to downtown zoning are part of the Downtown height and density study and Dept. of Planning & Development (DPD) plans to have proposed code revisions to Council by end of 2004.	Dena Gazin 11/01/04
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Further efforts related to changes to downtown zoning are part of the Downtown height and density study. We are proceeding with that work and plan to have proposed code revisions to Council by end of 04.	John Rahaim 03/03/04
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Target Completion	2006/0	Estimated Cost	N/A	Status	In-Progress
Lead Agency/Contact	DPD; Dennis Meier/ Gordon Clowers, 684-8270/ 684-8375			Priority	Top

Implementor Transportation

Matrix C2

Activity *The Denny Triangle Neighborhood requests that the City invest its own resources to provide improvements on the designated streets within the next three years for the following:*

- Street tree plantings;
- Widening & repaving;
- Pedestrian crossing;
- Pedestrian scaled lighting;
- Protective street parking configurations;
- Trash receptacles, Street furniture, and other sidewalk amenities;
- Evaluate rerouting of traffic and limitations on some intersections.

C2: 1 of 1

Sub-Activity Implement green street/streetscape improvements on 9th and Terry Avenues.

Sub-Act Comment(s)	Project status changed from Not Started to In-Progress.	Jason Wachs 08/23/05
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2004 Priority Summary: The Department of Planning & Development's City Design Division has completed initial concept process for green street improvements on 9th and Terry Avenues. Phase 1 of this project	Dena Gazin 11/01/04
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would have provided sidewalk widening, landscaping, street furniture, and lighting improvements to enhance the pedestrian environment for a one-block area on Terry Avenue between Virginia and Lenora streets.

However, due to upcoming land use regulation and zoning changes (2005), implementing a Green Street project in this area is unlikely to occur in the foreseeable future. Property owners may be interested in pursuing a Green Streets project through the formation of a Local Improvement District (L.I.D) Details about this can be found on SDOT's website: <http://www.seattle.gov/transportation/lidhome.htm>.

City Design completed initial concept process. One block demonstration project on hold due to budget cuts at SDOT. Some work in coordination with DPD on general design and implementation of green streets may happen in 2004. Developers beginning to implement a green streets design as projects are built.

Gary Johnson
05/07/04

1-block demonstration project on hold due to budget cuts. Some work in coordination with DPD on general design and implementation of green streets may happen in 2004.

Eric Tweit
04/06/04

Target Completion	Estimated Cost	N/A	Status	In-Progress
Lead Agency/Contact	Transportation; George Frost, 615-0786		Priority	Second

Matrix Activity

C16

Enhance and Complete Westlake Boulevard Plan, including immediate planting of street trees and Boulevarding from Olive to Denny Way. Pay special attention to coherent landscaping and feature development to the north of Denny Way at 9th and at Blanchard and on Denny Way at Terry and at Bell.

C16: 1 of 1

Sub-Activity Complete design for Westlake "Boulevard" and Westlake "Circle" Improvements.

Sub-Act Comment(s) 2004 Priority Summary: Concept work for this project has been completed by the Dept. of Transportation's City Design department. SDOT is coordinating with Dept. of Planning & Development (DPD) on conceptual design for Westlake. Technical analysis may be limited in 2004 due to budget cuts.

Dena Gazin
11/01/04

SDOT is coordinating with DPD on conceptual design for Westlake. Technical analysis may be limited in 2004 (limited budget)

Eric Tweit
04/06/04

Target Completion	Estimated Cost	N/A	Status	In-Progress
Lead Agency/Contact	DPD; Robert Scully, 233-3854		Priority	Third

Implementor Matrix Activity

King County

KSD

Transit Village at the Convention Place Station

KSD: 1 of 1

Sub-Activity Complete plans for a major mixed-use development at Convention Place.

Sub-Act Comment(s) Convention Place Station is at the north end of the downtown Seattle transit tunnel, north of the Convention Center and west of Interstate 5. It is bounded by Ninth Avenue, Olive Way, Boren Avenue, and Pine Street. Its approximate size is two city blocks.

Jason Wachs
07/27/05

After extensive feasibility studies, King County Metro Transit intends to continue using the site and is investigating the potential air rights above the transit facilities for pedestrian- and transit-supportive development. Based on preliminary market analysis, the project is expected to be financially feasible.

Development will occur in the future as the regional light rail system is expanded. Updates are posted on web as the project proceeds at http://www.metrokc.gov/kcdot/transit/tod/convention_place.stm.

2004 Priority Summary: Developing the Convention Place site is the responsibility of King County. At the point that the County is ready to move forward, the City will assist in whatever way necessary.

Gary Johnson
05/07/04

Developing the Convention Place site is the responsibility of King County.

John Rahaim
03/03/04

Target Completion

Estimated Cost N/A

Status Not started

Lead Agency/Contact King County; No Lead Contact Assigned

Priority Fourth

Implementor Parks and Recreation
Matrix NT4
Activity Develop pocket park.

NT4: 1 of 1

Sub-Activity Work with the Denny Triangle community to identify new open space acquisition to be funded by Pro-Parks Opportunity Fund.

Sub-Act Updated June 2005, but no additional comments were added.
Comment(s)

Jason Wachs
08/16/05

2004 Priority Summary: In progress; Acquisition funding from Pro Parks Opportunity Fund and County Conservation Futures Levy.

Dena Gazin
11/01/04

In progress; Acquisition funding from Pro Parks Opportunity Fund and County Conservation Futures Levy; no funding yet identified for site improvements.

Susanne Friedman

Target Completion 2005/0

Estimated Cost 1,000,000.00(O)

Status In-Progress

Lead Agency/Contact Parks and Recreation; Don Harris, 684-8018

Priority Fifth